



23 BALNAGASK ROAD, ABERDEEN, AB11 8HU



- **LOCATED WITHIN RETAILING PARADE**
- **RENTAL: £5,400 PER ANNUM**
- **PRICE: UPON APPLICATION**
- **100% RATES RELIEF**

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects can be found within the Torry area of Aberdeen which stands a short distance to the South of the main City Centre. The property itself forms part of a small terrace of five similar units occupied by commercial operators such as Blue Coral Fish and Chip, The Ayisha Tandoori and a local newsagents. The remaining surrounding area is predominantly of a high density of Local Authority Housing, together with individual private dwelling houses. A number of larger national traders can be found a short distance from the property including Halfords and Lidl.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise a mid-terraced single storey retail unit contained within a parade of five similar shops. The walls of the property are constructed from solid stonework which has been pointed externally. The roof sections over are timber framed, pitched and slate clad with the front roof pitch featuring a concealed power pit cutter. A small extension has been added towards the rear of the property and this is of a brick/blockwork construction pointed externally with the roof sections over being of flat mineral felt design.

The main frontage to the property includes a traditional aluminium display window together with signage above. Access to the shop is by means of a recessed aluminium glazed doorway which is protected via roller shutter doors.

Internally, the walls are predominantly lined in plasterboard and painted with the ceiling also of painted and plasterboard design. The main flooring throughout is of suspended timber design largely fitted in laminate coverings. The flooring within the rear extension is of solid concrete overlaid in a mixture of laminate and linoleum coverings. The rear section of the property further incorporates a small kitchen/preparation area and additionally a W.C.



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ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Ground Floor	36.06	388

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RENTAL:

A rental of £5,400 per annum exclusive of VAT is sought. As is standard practice this will be payable quarterly in advance.

PRICE:

Upon application.

LEASE TERMS:

Our clients wish to lease the premises on a Full Repairing and Insuring Terms for a long medium to long term. Any medium to long term lease shall be subject to upward only rent reviews.

RATING:

The subjects are currently entered into the Valuation Roll at £4,200 Small Business Bonus Rates Relief may be available to qualifying tenants and parties should contact the Local Authority as to their eligibility.

VAT:

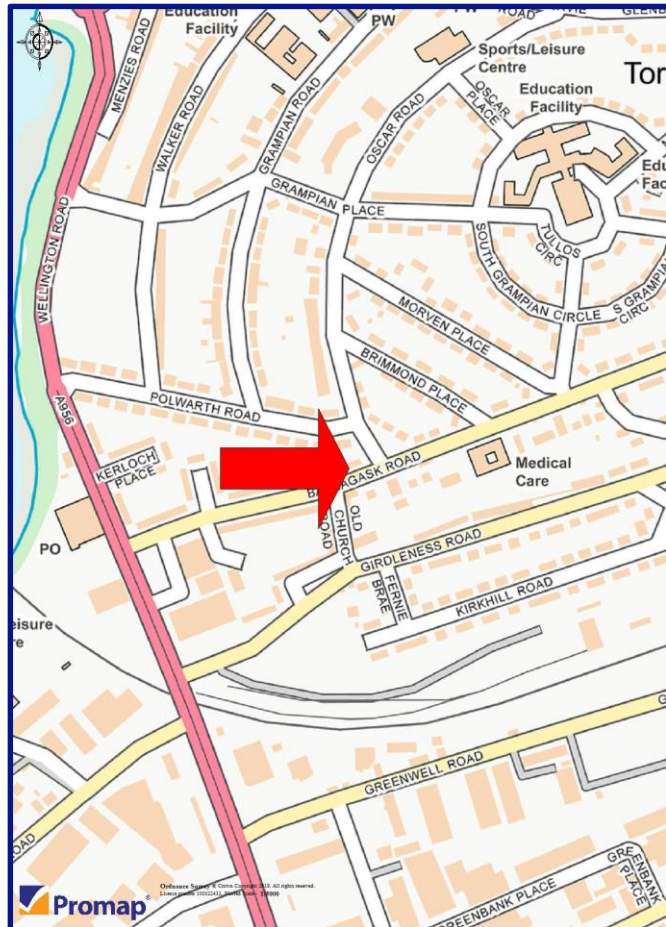
All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a following Energy Performance Ratings: G Further information and a recommendation report is available to seriously interested parties upon request.

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.
missives.



ENTRY DATE:

Upon conclusion of legal

VIEWING:

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN

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